CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: **ENGINEERING**

AGENDA DATE: **October 20, 2009**

CONTACT PERSON NAME AND PHONE NUMBER: R. Alan Shubert, P.E., City Engineer, Phone 541-4423

DISTRICT(S) AFFECTED: 8

SUBJECT:

Competitive Sealed Proposal: The selection of **Armor Construction Co., Inc.** as the offeror that submitted the highest ranked proposal (86.00) for the construction of **Armijo Branch Library Computer Lab Addition & Chihuahuita Community Center HVAC Remodeling, Proposal No. 2009-277**, as per recommendations from the Engineering Department, Parks and Recreation Department and Library Department and that the City Engineer and staff be authorized to proceed with negotiations of a contract in accordance with Section 271.116, Texas Local Government Code.

BACKGROUND / DISCUSSION:

Armijo Branch Library Computer Lab Addition

This project is a CDBG 34th Year Grant. The project consists of construction of 1,600 SF addition to the North portion of the Armijo Library located at 620 East Seventh St. The new addition will be utilized as the new computer laboratory with 25 workstations, complete with network connections, projector screen, and new HVAC system. Computers units are not part of this project and will be provided by Library Department.

Chihuahuita Community Center Remodeling and HVAC Rehabilitation.

This project is a CDBG 34th Year Grant. The project consists of the removal of the existing shower room on both men and women's restroom and make it a part of the new enlarged class room and exercise room. Exercise equipments are not part of this project. The project will also convert the existing evaporative cooling system of the Community Center into a refrigerated cooling system, complete with new duct work.

The Community Center will also get new ADA ramps, new door fixtures, new drinking fountain, new kitchen counters, and remodeling of restrooms to comply with ADA requirements. All ADA work will be funded under CIP 2006 CO's.

The project was bid using the Competitive Sealed Proposal process required by City Ordinance for all vertical construction. The Competitive Sealed Proposal method is a two step process that allows several factors to be considered in determining the offeror that provides the highest ranked proposal for the City. The first step in the process is a review and ranking of factors including the offeror's price performance on City projects, contractor building construction experience and the provision for employee health insurance. As part of the first step, Engineering requests City Council approval to negotiate with the highest ranking offeror. In the second step of the process Engineering presents the scope of work and negotiated price to City Council for approval.

The scope of work, the score sheet used for this evaluation and bid tabulation are attached, as well as the user department, consultant and Engineering's certification. Armor Construction Co., Inc. received the highest score (86.00) for the project.

After City Council approves this item, staff will be reviewing and negotiating the scope and terms of the contract with the contractor and undergo a Value Engineering process. Value Engineering will allow the City to substitute/eliminate materials and processes to lower the cost of the project while still accomplishing the project objective. Staff will return with the negotiated project scope, price and terms of the contract for recommendation of award at a future City Council meeting in accordance with Section 271.116 Texas Local Government Code.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
CDBG 34th Year (Armijo) 71150069 / 508027 / 07884 / G7134CD0014
CDBG 34th Year (Chihuahuita) 71150069 / 508027 / 07892 / G7134CD0021
2006 Certificates of Obligation 99331117 / 508027 / 27263 / PCP06MF 001

BOARD / COMMISSION ACTION:
N/A

**********REQUIRED AUTHORIZATION**********

DEPARTMENT HEAD: _____

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

CONSTRUCTION PROJECT FORM – Sun Metro
COMPETITIVE SEALED PROPOSAL
Lump Sum

DATE: October 15, 2009

PROJECT: Armijo Branch Library Computer Lab Addition & Chihuahuita Community Center HVAC Remodeling

PROPOSAL NO: 2009-277

ACCOUNT NO(S): 71150069 / 508027 / 07884 / G7134CD0014
71150069 / 508027 / 07892 / G7134CD0021
99331117 / 508027 / 27263 / PCP06MF 001

FUNDING SOURCE: CDBG 34th Year (Armijo), CDBG 34th Year (Chihuahuita) and 2006 Certificates of Obligation

DEPARTMENT: Engineering

DISTRICT(S): 8

AGENDA DATE: October 20, 2009 **CONTRACTOR:** Armor Construction Co., Inc.

RECOMMENDATION:

Discussion and action that the City be authorized to enter into negotiations with Armor Construction Co., Inc. who submitted the highest ranked proposal for the **Armijo Branch Library Computer Lab Addition & Chihuahuita Community Center HVAC Remodeling** project, as per recommendations from the Engineering Department. This project was bid as a Competitive Sealed Proposal and the statute allows contract negotiations regarding the scope and price of a project with the selected offeror.

APPROVED:

R. Alan Shubert, P.E.
City Engineer

City of El Paso

Armijo Branch Library Computer Lab Addition and Chihuahuita Community Center and HVAC Remodeling

Solicitation No. 2009-277

Scope of Work

BASE BID - 1
ARMIJO LIBRARY COMPUTER LAB ADDITION:

The construction of the proposed Armijo Library Computer Lab addition is composed of adding approximately 1,600 Sq. Ft space to accommodate computers work stations. The work consists of removing existing aluminum curtain wall system, exterior doors and exterior light fixtures. The site development will also consist of removing the existing concrete slab, landscaping and existing utilities.

The new work includes clearing, grading and drainage, landscaping, concrete sidewalks, concrete pads, concrete block, metal stud framing, steel, roofing membrane, roofing accessories, sheet metal, aluminum doors and frames, aluminum curtain wall and storefront framing, hardware, glazing, exterior and interior finishes, air conditioning, plumbing, electrical power, lighting systems, and fire alarm system as shown on the working drawing. For further additional requirements and provisions, refer to construction documents.

BASE BID- 2
CHIHUAHUITA COMMUNITY CENTER REMODELING & HVAC REHABILITATION:

The work consists primarily of converting the existing facility's mechanical system from evaporative cooling to a new refrigerated cooling/heating system. Additional work is the removal of the existing men's shower area to increase the meeting room's size and the removal of the existing women's shower area to increase the exercise room size. Demolishing of existing restrooms and remodeling to meet with state regulation and standards compliance. Lastly to remove existing light fixtures and provide new energy efficient lighting fixtures to the space as shown on the construction work drawings. For further additional requirements and provisions, refer to the construction documents.

BASE BID - 3
ARMIJO LIBRARY COMPUTER LAB ADDITION:

To furnish and install 25 workstations plus 1 instructors desk in computer area one and two. Workstations need to be anchored and secured to the concrete slab. Refer to the construction documents for additional requirements and provisions.

OPTION #1 – (12) WORKSTATIONS & PRINTER DESK

Furnish and install twelve (12) workstations and printer desk in addition to Base Bid 3.Provide all work surfaces, raceway panels, baserail assemblies, and electrical connections.

90 Points Maximum

COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION

Armijo Branch Library Computer Lab Addition & Chihuahuita Community Center & HVAC Remodeling

Bid No. 2009-277

Part A: Price Maximum 65 Points *Base Bid-*	Lowest Proposal Amt	Divided by Offeror's Amt	X 65		Medlock Commercial Contractors	Armor Construction Co, Inc.	F.T. James Construction, Inc.	Noble General Contractors
	$631,076	$661,000	.95 x 65 =		61.75			
	$631,076	$631,076	1 x 65 =			65		
	$631,076	$731,111	.86 x 65 =				55.90	
	$631,076	$965,000	.65 x 65 =					42.25

Part B: Offeror's Past Relationship With Owner (Maximum 10 Points)	Value of Points	Total Points	Total Points	Total Points	Total Points
Contract performance in compliance with City Construction Documents	0 to 8	7	5	8	5
Completion of City contract(s) accomplished by completion due date	0 to 2	2	1	2	1
Negative performance on City contract(s)	0 to -10	0	0	0	0

Part C: Offeror's Experience & Qualifications (Maximum 10 Points)	Value of Points	Total Points	Total Points	Total Points	Total Points
Offeror has successfully completed projects similar in scope, size and value	0 to 8	8	8	8	8
Offeror has been in business at least five years	0 to 2	0	2	2	0
Negative performance on contract(s)	0 to -10	0	0	0	0
Part D: Health Benefits (Maximum 5 Points)	**Value of Points**	**Total Points**	**Total Points**	**Total Points**	**Total Points**
Offeror provides to its employees Health Insurance Benefits where 60% or more of the cost is paid by the Offeror/Employer.	0 or 5	5	5	5	0

GRAND TOTAL POINTS		83.75	**86.00**	80.90	56.25

REVISED

10/15/09

COMPETITIVE SEALED PROPOSAL
OFFEROR CERTIFICATION

REVISED 10/15/09

ARMIJO BRANCH LIBRARY COMP LAB ADDITION & CHIHUAHUITA COMMUNITY CENTER HVAC REMODELING

Proposal No. 2009-277

The evaluation of offers for this Proposal has been completed.

The Offeror, **Armor Construction Co., Inc.** (Contractor's Name) has received the highest score, **86.0**,

and is, therefore, certified as offering the City of El Paso the best value for this project.

The amount of the award will not exceed **$ 631,076.00**.

This amount includes the following proposal components and alternates with their corresponding amounts:

PROPOSAL COMPONENT	$ AMOUNT
BASE BID 1	$342,190.00
BASE BID 2	$276,860.00
BASE BID 3	$12,026.00

I, Gerardo Gutierrez (Print Name), of GA Architecture Inc (Department or Firm), concur with this Certification on this the 15 day of October 2009. (Signature)

I, Sam Rodriguez (Print Name), of Engineering (Department or Firm), concur with this Certification on this the 15th day of October 2009. (Signature)

I, Robert Shadrick (Print Name), of Engineering (Department or Firm), concur with this Certification on this the 15th day of October 2009. (Signature)

I, Richard Garcia (Print Name), of Parks + Recreation (Department or Firm), concur with this Certification on this the 15 day of October 2009. Richard Garcia (Signature)

I, Anthony C. Shaar (Print Name), of Community Development (Department or Firm), concur with this Certification on this the 15 day of October 2009. Anthony C. Shaar (Signature)

I, Ivonne R. Jimenez (Print Name), of Library (Department or Firm), concur with this Certification on this the 15 day of October 2009. Ivonne R. Jimenez (Signature)

CITY OF EL PASO BID TABULATION

BID TITLE: ARMIJO BRANCH LIBRARY COMPUTER LAB ADDITION AND CHIHUAHUITA COMMUNITY CENTER AND HVAC REMODELING

BID NO: 2009-277

BID DATE: SEPTEMBER 2, 2009

DEPARTMENT: ENG.

DESCRIPTION	ARMOR CONSTRUCTION CO., INC. EL PASO, TEXAS TOTAL	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS TOTAL	MEDLOCK COMMERCIAL CONTRACTORS, INC. EL PASO, TEXAS TOTAL	NOBLE GENERAL CONTRACTORS EL PASO, TEXAS TOTAL	TOTAL
BASE BID 1 ARMIJO LIBRARY COMPUTER LAB ADDITION	$342,190.00	$376,111.00	$410,000.00	$627,000.00	
BASE BID 2 CHIHUAHUITA COMMUNITY CENTER REMODELING AND HAVC REHABILITATION	$276,860.00	$320,000.00	$240,000.00	$289,000.00	
BASE BID 3 ARMIJO LIBRARY COMPUTER LAB ADDITION WORKSTATIONS	$12,026.00	$35,000.00	$11,000.00	$49,000.00	
SUM TOTAL OF BASE BID 1, 2, & 3	$631,076.00	$731,111.00 Contractor's Total $733,111.00	$661,000.00	$965,000.00	
OPTION # 1 12 WORKSTATIONS & PRINTER DESK	$8,674.00	$16,111.00	$8,000.00	$16,000.00	
BID BOND SUBMITTED	YES	YES	YES	YES	
AMENDMENTS ACKNOWLEDGED	NONE ISSUED	NONE ISSUED	NONE ISSUED	NONE ISSUED	

APPROVED BY: MY